

Article

To see if the Town will vote to amend the Zoning By-Laws section 175-77 Site Plan Review as follows:

REVISE 175-77(A)(2)(c) from:

(2) The following activities shall not require a site plan review or approval:

...(c) Renovations or alterations to a building exterior that do not involve a structural change or enlargement of the building as determined by the Building Inspector.

To:

...(c) **Renovations or alterations to a building exterior which may include a vertical structural change and/or an extension or enlargement of the building of not more than 20% of the existing footprint's gross square area, so long as said change, extension or enlargement does violate any height or setback requirements or encroach into any wetland areas.**

REVISE 175-77(A)(3) to remain in force "as is", with one minor revision:

(3) Notwithstanding the provisions of Subsection A(2) above, the Building Inspector will require a site plan review and approval by the Planning Board if, in his/her judgment, the proposed construction, alteration or change of use will **negatively and substantially** affect existing traffic circulation, drainage, landscaping, lighting, off-street parking or other elements of the environment.

BY THE PLANNING BOARD